089.0	0001	0012.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	755,200	/	755,200
USE VALUE:	755,200	/	755,200
ASSESSED:	755,200	/	755,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
48		HEMLOCK ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KEENAN JAMES M & LEIGH H
Owner 2:	
Owner 3:	
Street 1:	48 HEMLOCK STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .131 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1959, having primarily Vinyl Exterior and 2364 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5709.000	341,300		413,900	755,200
Total Card	0.131	341,300		413,900	755,200
Total Parcel	0.131	341,300		413,900	755,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 319.46 | /Parcel: 319.46

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56067

GIS Ref

GIS Ref

Insp Date 10/16/18

!7184!

PREVIOUS ASSESSMENT

Parcel ID 089.0-0001-0012.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	341,300	0	5,709.	413,900	755,200		Year end	12/23/2021
2021	101	FV	331,200	0	5,709.	413,900	745,100		Year End Roll	12/10/2020
2020	101	FV	331,200	0	5,709.	413,900	745,100	745,100	Year End Roll	12/18/2019
2019	101	FV	248,700	0	5,709.	419,800	668,500	668,500	Year End Roll	1/3/2019
2018	101	FV	248,700	0	5,709.	313,400	562,100	562,100	Year End Roll	12/20/2017
2017	101	FV	248,700	0	5,709.	283,800	532,500	532,500	Year End Roll	1/3/2017
2016	101	FV	248,700	0	5,709.	272,000	520,700	520,700	Year End	1/4/2016
2015	101	FV	238,300	0	5,709.	230,600	468,900	468,900	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	05:09:50

LAST REV

Date	Time
07/17/19	10:48:25
apro	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 7184

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SIKER WALTER	23555-457		8/19/1993		170,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
1/20/2017	72	Solar Pa	4,158	C				
3/10/2016	257	Redo Kit	14,000					redo kitch

ACTIVITY INFORMATION

Date	Result	By	Name
10/16/2018	MEAS&NOTICE	CC	Chris C
3/25/2009	Measured	197	PATRIOT
1/21/2000	Measured	163	PATRIOT
12/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	56067
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5709		Sq. Ft.	Site		0	70.	1.04	5									413,889						413,900	

Total AC/HA:	0.13106	Total SF/SM:	5709	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	413,889	Spl Credit		Total:	413,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

EXTERIOR INFORMATION

Type:	05 - Garrison		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1959	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	Yes	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	140.00
Size Adj.:	1.21879745
Const Adj.:	0.99989998
Adj $ / SQ:	170.615
Other Features:	75854
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	463701
Depreciation:	122417
Depreciated Total:	341284

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	8	BRs:	3	Baths:	1	HB	1

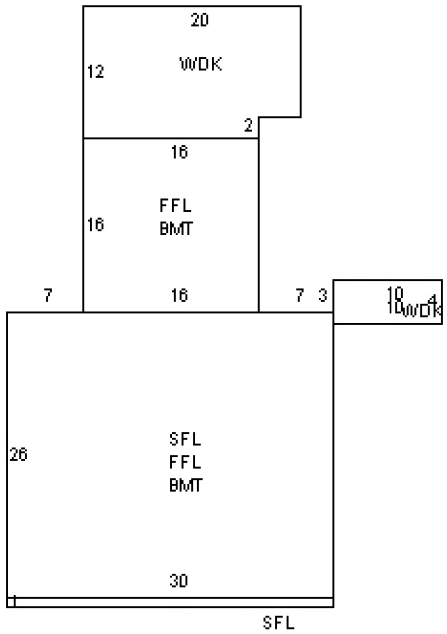
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	3	
Totals			
1	8	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	170.61
Special Features:	0	Val/Su Net:	108.21
Final Total:	341300	Val/Su SzAd	184.89

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,036	67.820	70,261
FFL	First Floor	1,036	170.610	176,757
SFL	Second Floor	810	170.610	138,198
WDK	Deck	272	9.680	2,632

Net Sketched Area:	3,154			Total:	387,848
Size Ad	1846	Gross Area	3154	FinArea	2364

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0001-0012.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	